

Before the Board of Zoning Adjustment, D.C.

Application No. 12174 of the Protestant Episcopal Cathedral Foundation pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.42 to permit erection of a classroom building and gymnasium addition to a private school in the R-1-B District at the premises 3625 Massachusetts Avenue N.W. (Square 1944, Lot 24)

HEARING DATE: June 22, 1976; October 20, 1976

DECISION DATE: October 26, 1976

FINDINGS OF FACT

1. Protestant Episcopal Cathedral Foundation has applied, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.42 of the Zoning Regulations to permit erection of a classroom building and gymnasium addition to a private school at the premises 3625 Massachusetts Avenue, N.W., (Square 1944, Lot 24).

2. The site in question is zoned R-1-B.

3. The project involves the remodeling of the present Activities Building (as to which no BZA approvals are required or sought), the construction of a gymnasium wing (12,500 SF) attached to the existing gymnasium, and the construction of a new Academic Building (20,000 SF) to replace five classroom to be lost in remodeling the existing Activities Building. The proposed classroom and gymnasium addition meet the requirements of the Zoning Regulation with respect to lot area, lot occupancy, lot width, side yard and rear yard.

4. St. Albans is a private preparatory school for boys that has been located at the site in question since before 1937 when the present Activities Building was constructed.

5. The purpose of the proposed buildings is not to serve any increase in the number of students enrolled or attending the school. St. Albans intends that its enrollment will remain the same. The buildings will be utilized to make available to the existing student body a better range of educational and athletic facilities. There will be no increase in classroom capacity or in the number of faculty members.

6. St. Albans School, throughout the school year, will provide some events in the preposed gymnasium that projects an attendance of 1300 visitors for 7 days per year and 1000 visitors for 4 days per year. The school now provides 68 parking spaces and/or a first come first serv basis. It has normally available to it 350 parking spaces from the Cathedral Close

Under Article 72 of the Regulations the amount of parking space required is one parking space for each ten auditorium seats.

7. No objection was raised at the public hearing.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that subject to the conditions hereinafter stated this private school use is so located that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions and that ample parking space is provided to accomodate the students, teachers and visitors likely to come to the site by automobile. The Board further concludes that approval of this application will be in harmony with the general prepose and intent of the Zoning Regulations and Map and will not tend to affect adversely the use of neighboring property. The requirement of Sub-section 8207.2, 3101.42 and Article 72 of the Zoning Regulations have been met. Accordingly, it is ORDERED that the application be GRANTED subject to the following conditions:

1. Maximum attendance permitted for any event shall be limited to 1300.
2. 130 parking spaces shall be provided.

VOTE: 3-0

(William F. McIntosh, William S. Harps and Lilla Burt Cummings,
Leonard L. McCants not voting, not having heard the appli-
cation)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Arthur B. Hatton
ARTHUR B. HATTON
Executive Secretary

FINAL DATE OF ORDER: November 5, 1976